

Applicant	City of Fort Lauderdale/ Fiveash Water Treatment Plant		
Request	Public Purpose Use/Security Fencing		
Location	4321 NW 9 Avenue		
Legal Description	Acreage in 21-49-42		
Property Size	Approx 15 acres		
Zoning	Utility (U)		
Existing Land Use	Utility		
Future Land Use Designation	Utility		
Comprehensive Plan Consistency	The proposal is consistent with the City's Comprehensive Plan		
Other Required Approvals	City Commission by Ordinance as a Public Purpose Use		
Applicable ULDR Sections	47-18.26 – Public purposes uses. 47-19.5 – Fences, walls and hedges 47-21.6 – Landscape and tree preservation requirements		
Setbacks/Yards	Required	Proposed	
	Front (n)	3'	240'
	Rear (s)	3' along NW 38 th Street	3'
	Side (e)	3' along Powerline Road	4'
		0' along I-95 ROW	0'
Side (w)	0'	0'	
Lot Density	NA	NA	
Lot Size	NA	Approx. 15 acres	
Lot Width	None	370'	
Building Height	NA	NA	
Structure Length	NA	NA	
Floor Area	NA	NA	
VUA Landscaping	NA	NA	
Landscaping Lot Coverage	NA	NA	
Open Space	NA	NA	
Parking	NA	NA	
Notification Requirements	<ul style="list-style-type: none"> • Mail Notice to Property Owners and Property Owners within 300' • Sign Notice Along Each Road Frontage • Newspaper Notice *Notice Requirements Pursuant to Section 47-27.5		
Action Required	Recommend to City Commission Recommend to City Commission with Conditions Deny		
Project Planner	Name and Title	Initials	
	James Cromar, Planner II		

	Chris Barton, AICP, RLA, Principal Planner	
	Bruce Chatterton, AICP, Planning and Zoning Manager	

Request:

The application is for a Public Purpose Use designation, requesting relief from certain zoning regulations in a Utility (U) zoned property. The applicant is requesting relief from the below-outlined ULDR requirements in order to provide increased security for the City of Fort Lauderdale Fiveash Water Treatment Plant.

The applicant requests relief from the following zoning regulations:

- 47-19.5.H.3 - restricts the use of barbed wire fencing to portions of the property not visible from any street.
- 47-21.6 - requires continuous hedge and trees along the fence line, which prevents clear line of sight security considerations.

Property/Project Description:

The surrounding area is primarily industrial and utility. The property is a long parcel, stretching from NW 38th Street to NW 44th Street. A portion of the property fronts on Powerline Road. The I-95 right-of-way is on the east of the property, and the FEC tracks are on the west. In one section to the west, the Central Maintenance Shop sits across the FEC tracks from the Fiveash WTP. The property directly abuts incorporated areas of Oakland Park. A Broward County facility, J. Easterlin Park, is across the street to the south.

The existing fencing on the site is 6-foot high chain link fence with barbed wire and is in poor condition. The applicant proposes the installation of 8-foot high chain link fence with barbed wire around the perimeter of the facility. The proposed fencing includes a gated entrance.

The applicant is requesting relief from landscaping requirements (47-21.6) that require continuous hedge and trees along the fence line. These requirements prevent clear line of sight security considerations.

Comprehensive Plan Consistency:

The Utility land use is consistent with the Future Land Use element of the Comprehensive Plan.

Public Purpose Use Approval

Pursuant to Sec. 47-18.26, the applicant has provided a narrative (**Exhibit 1**) addressing the criteria for Public Purpose Use Approval and including additional information as required by the Development Review Committee (DRC). The DRC review took place on January 13, 2004, with all comments being addressed satisfactorily.

Staff Determination:

Staff finds the requests for Public Purpose Use Approval in conformity with the Comprehensive Plan and the ULDR. Should the Board recommend approval of the proposal, the following conditions are recommended:

1. Approval is subject to City Commission approval.
2. Final DRC.
3. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.

PZ02-R-04/03-17-04/JLC